

(ATTORNEY'S LETTERHEAD)

CLOSING DATE

MINNESOTA HOUSING FINANCE AGENCY  
400 Sibley Street, Suite 300  
St. Paul, MN 55101-1998

RE: *{Insert the name of the Development.}*  
MHFA Development No. \_\_\_\_\_  
*{Insert name of the locality in which the Development will be constructed/rehabilitated},*  
Minnesota

Ladies and Gentlemen:

The undersigned as counsel for *{Insert the name of the entity that will own the Development}*, a Minnesota \_\_\_\_\_, has examined the following documents regarding construction of the above referenced *{insert the numbers of dwelling units that will be constructed or rehabilitated}* unit multifamily development (hereinafter referred to as the "Development") on real property situated in *{Identify the locality in which the Development is to be situated}*, State of Minnesota:

- (a) *{Identify the Zoning Ordinance or other comparable ordinance for the locality in which the Development is situated or is to be situated.}* (hereinafter referred to as the "*{Insert the name of the locality in which the Development will be constructed or rehabilitated}* Zoning Ordinance");
- (b) *{Identify the Plans and Specifications under which the Development will be constructed or rehabilitation}* (hereinafter referred to as the "Plans and Specifications);
- (c) *{Identify any other documents which were reviewed. This may include a fact statement compiled by an Architect delineating certain factual information about the development, such as the number of parking spaces, the square footage of certain rooms, the square footage of the site, the total livable square footage in the development, the height of buildings, etc.}*;
- (d) *{Identify the survey}*, (hereinafter referred to as the "Survey");
- (e) All other documents pertaining to the *{Insert "contruction" or "rehabilitation"}* of the Development and limitations as to the use of property in *{identify the locality in*

*which the Development will be constructed or rehabilitated}* which the undersigned deems appropriate.

Based on such examination and assuming that the Development will be *{Insert “constructed” or “rehabilitated”}* in accordance with the Plans and Specifications, it is my opinion that:

1. The zoning of the site on which the Development is to be *{Insert “constructed” or “rehabilitated”}* permits the *{Insert “construction” or “rehabilitation”}* of the Development, and its operation as a *{insert the numbers of dwelling units that will be constructed or rehabilitated}* unit multi-family rental housing development.

2. That the Plans and Specifications meet all of the requirements contained in the *{insert the name of the locality in which the Development will be constructed}* Zoning Ordinance.

3. The Development, upon completion of the *{Insert “construction” or “rehabilitation”}*, will meet all requirements contained in the *{insert the name of the locality in which the Development will be constructed or rehabilitated}* Zoning Ordinance, including, but not limited to all (i) set-back requirements, (ii) percentage coverage requirements, (iii) height requirements, (iv) minimum and maximum area requirements, (v) number of room requirements, (vi) landscaping requirements, and (vii) parking requirements.

The foregoing opinion is subject to the following conditions, exceptions, limitations and restrictions:

*(At this point the attorney may propose any limiting statements that relate to the opinion, such as limitations that are imposed by certain laws. The attorney's for the MHFA will review the proposed limitations and either accept, reject or suggest modifications of such limitations.)*

Sincerely,

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